067.0	0004	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,300 /	637,300
					USE VALUE:	637,300 /	637,300
					ASSESSED:	637,300 /	637,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MONTROSE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT FRANCIS T--ETAL	
Owner 2:	BENNETT MARILYN A	
Owner 3:		
Street 1:	2 MONTROSE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6320.000	231,900		405,400	637,300
Total Card	0.145	231,900		405,400	637,300
Total Parcel	0.145	231,900		405,400	637,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.50 | /Parcel: 390.50

Legal Description

User Acct 42938

GIS Ref

GIS Ref

Insp Date 10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 067.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	231,900	0	6,320.	405,400	637,300		Year end	12/23/2021
2021	101	FV	224,100	0	6,320.	405,400	629,500		Year End Roll	12/10/2020
2020	101	FV	224,400	0	6,320.	405,400	629,800	629,800	Year End Roll	12/18/2019
2019	101	FV	192,400	0	6,320.	376,400	568,800	568,800	Year End Roll	1/3/2019
2018	101	FV	192,400	0	6,320.	376,400	568,800	568,800	Year End Roll	12/20/2017
2017	101	FV	192,400	0	6,320.	330,100	522,500	522,500	Year End Roll	1/3/2017
2016	101	FV	192,400	0	6,320.	301,100	493,500	493,500	Year End	1/4/2016
2015	101	FV	180,900	0	6,320.	266,400	447,300	447,300	Year End Roll	12/11/2014

!5734!

PRINT

Date	Time
12/30/21	02:40:43

LAST REV

Date	Time
11/29/21	15:42:44
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5734

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10936-19		9/22/1965			No	No		N

USER DEFINED

Prior Id # 1:	42938
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Meas/Inspect	294	PATRIOT
11/10/2000	Hearing Chag	201	PATRIOT
3/31/2000	Inspected	264	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6320		Sq. Ft.	Site		0	70.	0.92	12			Ledge	-5					405,385						405,400	

Total AC/HA:	0.14509	Total SF/SM:	6320	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	405,385	Spl Credit		Total:	405,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.96728951
Adj $ / SQ:	143.642
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336029
Depreciation:	104169
Depreciated Total:	231860

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

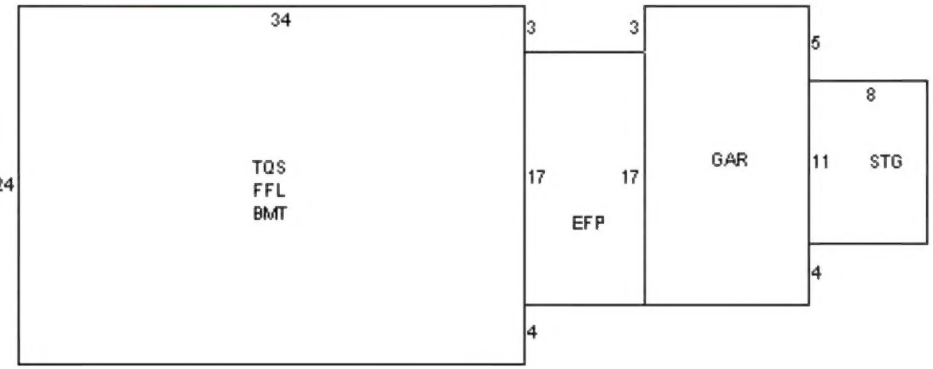
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.64
Special Features:	0	Val/Su Net:	86.27
Final Total:	231900	Val/Su SzAd	162.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	50.100	40,878
FFL	First Floor	816	143.640	117,212
TQS	3/4 Story	612	143.640	87,909
GAR	Garage	220	25.500	5,610
EFP	Enclos Porch	136	45.700	6,215
STG	Storage	88	8.000	704

Net Sketched Area:	2,688			Total:	258,528
Size Ad	1428	Gross Area	2892	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc